This instrument was prepared by:
Trang Kim Nguyen
1515 Bridgecrest Drive # Unit 118
Antioch, TN, 37013

Once recorded, return to:
Trang Kim Nguyen
1515 Bridgecrest Dr, Unit 118
Antioch, TN, 37013

Karen Johnson
Batch # 1244077
03/06/2025 03 39 47 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250306-0017087

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0) in hand, paid to Joseph Michale Mann, an unmarried individual with an address of 1515 Bridgecrest Dr #118, Antioch, TN, 37013 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Trang Kim Nguyen, a married individual with an address of 1515 Bridgecrest Dr #118, Antioch, TN, 37013 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 149150B03800-CO

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: V 5 Bank National Assoc 4801 Frederica Street Amensboro, Ky 42301

Address V 5 Bank National Assoc 4801 Frederica Street Amensboro, Ky 42301

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date herein-under

Grantor Signature: _____ Date: 10-29-2024

Printed Name Joseph Mann

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date 10/29/2024

Printed Name. Micah Renfrow

2nd Witness Signature: _____ Date: 10/29/24

Printed Name: T Abi

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)

County of)

Davidson

On 10/29/24 before me, Dayanara Garcia ,

personally appeared Joseph Mann ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are

subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Printed Name Dayanara Garcia

My Commission Expires 05/08/2028

DAYANARA GARCIA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY
(Seal)

EXHIBIT A

LEGAL DESCRIPTION
ALL that certain lot, parcel or tract of land, situate and lying in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly described as follows:
Land in Davidson County, Tennessee, being Unit No 118, on the Revised Plan of Cambridge Forest Townhomes, of record in Instrument No 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description
Being the same property conveyed to Trang Nguyen and Joseph Mann by Dead dated July 21, 2021 from Stanley L Finnie,, a single man, recorded in Instrument Number 20210727-0100256 in the Register's of Davidson County, Tennessee

KAREN JOHNSON
REGISTER OF DEEDS

www nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ zero

Affiant

Subscribed and sworn before me, this 29th day of October, 2024

Notary

DAYANARA GARCIA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY